

MORGAN H LEWIS



Offers in Excess of £145,000

Chelmsford Mews, Wigan WN1 2PZ

- *Offered with NO ONWARD CHAIN
- *Spacious Two Bedroom Ground Floor Apartment
- *Secure Gated Development with Electronically Operated Gates
- *Generous Open Plan Living and Dining Room
- *Separate Fitted Kitchen with a Good Range of Wall and Base Units
- *Move-in Condition
- *Walking Distance to Excellent Amenities

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Offered with no onward chain! Welcomed to the market is this spacious two-bedroom ground floor apartment, pleasantly positioned within the popular Chelmsford Mews development, tucked away just off Mesnes Road in the highly regarded area of Swinley.

The location is particularly convenient, within easy reach of Wigan Town Centre, Wigan Infirmary and both rail stations, whilst the bars, cafés and amenities around Mesnes Road are just a short walk away.

Chelmsford Mews is a well-established and secure development, approached via electronically operated gates and surrounded by mature trees and attractive communal gardens. The building itself benefits from a communal entrance with security entry system and lift access.

Internally, the apartment offers well-proportioned accommodation throughout. A spacious entrance hallway provides access to all rooms, leading through to a generous open-plan living and dining room with a large window providing plenty of natural light and ample space for both lounge and dining furniture.

The separate kitchen is fitted with a comprehensive range of wall and base units, contrasting work surfaces and space for a range of appliances.

There are two good-sized bedrooms, with the principal bedroom benefiting from fitted wardrobes, whilst the shower room has been recently refurbished and is finished with a modern suite comprising WC, wash hand basin and walk-in shower.

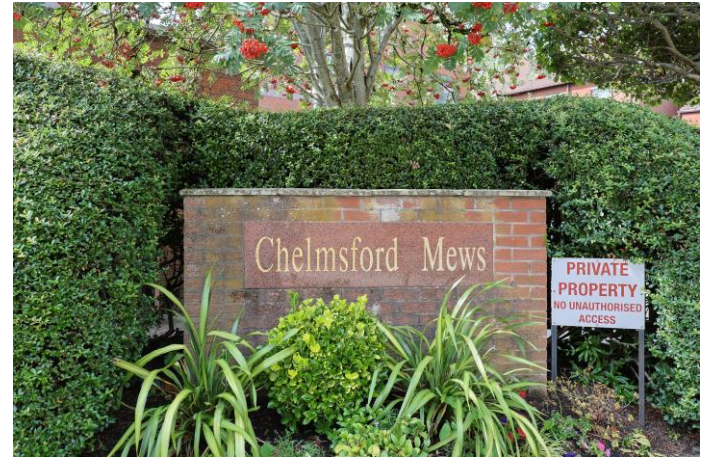
Externally, residents benefit from attractive communal grounds and parking facilities.

A spacious and well-maintained apartment in a sought-after Swinley location, with an internal inspection highly recommended.

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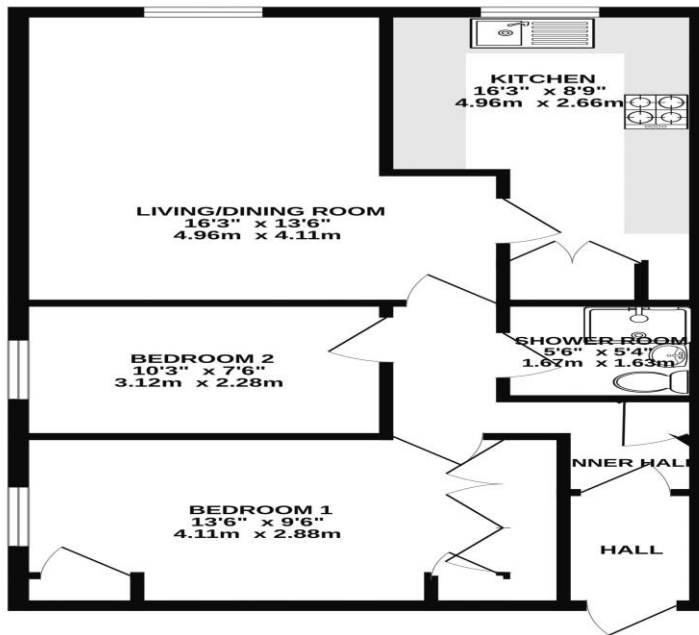


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GROUND FLOOR
629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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